

*Baughman & Turner, Inc.*

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Aug 02, 2006

**City of Las Vegas, Planning & Development**

731 S. Fourth Street  
Las Vegas, NV 89101

**RE: Santa Fe Shadows**

To Whom It May Concern,

Please let this letter serve as a justification for a Site Development Plan Review for a condominium conversion. The project called "Santa Fe Shadows Condominiums" consists of 12 apartment buildings (124 units) on 5.4 acres located at 1111 Warbonnet Way. The apartments will be converted to condominiums through the subdivision process.

The buildings were built in 1989 and have a beige stucco finish with a pink trim (See attached pictures). The current Zoning and General Plan are consistent with the proposed conversion. The original plans complied with minimum on-site parking requirements for a multi-family development. Since the project was built, on-site parking requirements have increased. Currently parking provided is 171 spaces where 224 spaces are required. Other condominium conversions with similar parking requirements have been approved. We will make every attempt to comply with Title 19 requirements for parking and landscaping. The approval of this application will not have a negative effect on either the environment or general public.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,  
**Baughman & Turner, Inc.**

  
**Gil Nockowitz,**  
***Director of Processing***

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